

152.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

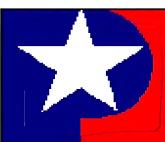
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,071,300 / 1,071,300

USE VALUE: 1,071,300 / 1,071,300

ASSESSED: 1,071,300 / 1,071,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HAWTHORNE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: AMES SHANNON B.J.	
Owner 2:	
Owner 3:	

Street 1: 14 HAWTHORNE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1: AMES BENJAMIN B/SHANNON B S -	
Owner 2: -	

Street 1: 14 HAWTHORNE AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

## NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2998 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5452		Sq. Ft.	Site		0	80.	1.07	9									466,848						466,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5452.000	604,500		466,800	1,071,300		100615
							GIS Ref
							GIS Ref
							Insp Date
							04/30/18

PREVIOUS ASSESSMENT								Parcel ID	152.0-0002-0002.0	!11900!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	604,500	0	5,452.	466,800	1,071,300		Year end	12/23/2021	
2021	101	FV	586,400	0	5,452.	466,800	1,053,200		Year End Roll	12/10/2020	
2020	101	FV	586,500	0	5,452.	466,800	1,053,300	1,053,300	Year End Roll	12/18/2019	
2019	101	FV	434,500	0	5,452.	437,700	872,200	872,200	Year End Roll	1/3/2019	
2018	101	FV	426,800	0	5,452.	361,800	788,600	788,600	Year End Roll	12/20/2017	
2017	101	FV	426,800	0	5,452.	332,600	759,400	759,400	Year End Roll	1/3/2017	
2016	101	FV	426,800	0	5,452.	303,500	730,300	730,300	Year End	1/4/2016	
2015	101	FV	409,900	0	5,452.	297,600	707,500	707,500	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
AMES BENJAMIN B	57326-412		8/22/2011	Convenience			1	No	No						
GMAC GLOBAL SER	48794-79		1/5/2007	Forclosure		667,500	No	No							
SAIDI ALI	48794-77		1/5/2007	Sub Sale		807,500	No	No							
HANLON AUDREY/D	39253-124		5/20/2003			619,000	No	No							
MURPHY KATHLEEN	32889-306		5/1/2001			486,500	No	No							
MURPHY STEPHEN	26201-60		4/4/1996				1	No	No	A					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/14/2014	990	Re-Roof	9,140	8/14/2014				Strip and re-roof.	4/30/2018	Meas/Inspect	BS	Barbara S					
3/26/2002	180	Re-Roof	4,000 C						12/3/2008	MLS	MM	Mary M					
									11/4/2008	Meas/Inspect	163	PATRIOT					
									4/15/2007	MLS	HC	Helen Chinal					
									9/21/2001	MLS	MM	Mary M					
									11/30/1999	Mailer Sent							
									11/23/1999	Measured	270	PATRIOT					
									8/1/1988		PM	Peter M					
										Sign:	VERIFICATION OF VISIT NOT DATA						/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	2H - 2 & 1/2 Sty	1	Total: 1	Full Bath: 1	Rating: Good	FOR SALE 648-3500; EST. W.S.													
(Liv) Units: 1	Total: 1	A Bath: 2	Rating: Average																
Foundation: 2 - Conc. Block	3/4 Bath: Rating:																		
Frame: 1 - Wood	A 3QBth: Rating:																		
Prime Wall: 4 - Vinyl	1/2 Bath: Rating:																		
Sec Wall: %	A HBth: Rating:																		
Roof Struct: 1 - Gable	OthrFix: Rating:																		
Roof Cover: 1 - Asphalt Shgl	<b>OTHER FEATURES</b>																		
Color: WHITE	Kits: 1 Rating: Very Good																		
View / Desir:	A Kits: Rating:																		
<b>GENERAL INFORMATION</b>				Fpl: 1 Rating: Good															
Grade: C+ - Average (+)	WSFlue: 1 Rating: Average																		
Year Blt: 1930	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdct: G4	Fact: .																		
Const Mod:	<b>CONDOS INFORMATION</b>																		
Lump Sum Adj:	Location:																		
				Total Units:															
				Floor:															
				% Own:															
				Name:															
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal: 2 - Plaster	Functional:	%	Interior:	1	8	4													
Sec Int Wall: %	Economic:	%	Additions:																
Partition: T - Typical	Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood	Override:	%	Baths:																
Sec Floors: %	Total:	4.6 %	Plumbing:																
Bsmnt Flr: 12 - Concrete	<b>CALC SUMMARY</b>				Electric:														
Subfloor:	Basic \$ / SQ: 130.00					Heating:													
Bsmnt Gar: 2	Size Adj.: 1.00023341					General:													
Electric: 3 - Typical	Const Adj.: 0.98990101																		
Insulation: 2 - Typical	Adj \$ / SQ: 128.717																		
Int vs Ext: S	Other Features: 121250																		
Heat Fuel: 2 - Gas	Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000																		
# Heat Sys: 1	NBHD Mod:																		
% Heated: 100	LUC Factor: 1.00																		
Solar HW: NO	Adj Total: 633651																		
% Com Wal	Depreciation: 29148																		
	Deprecated Total: 604503																		
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val		<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Make:	Model:	Serial #	Year:	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
<b>SPEC FEATURES/YARD ITEMS</b>				Rate	Parcel ID	Typ	Date	Sale Price											
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
<b>PARCEL ID</b> 152.0-0002-0002.0																			
More: N				Total Yard Items:				Total Special Features:				Total:							